

Section 7-8-103 MAJOR HOME OCCUPATION STANDARDS

Major home occupations are defined as home occupations which meet the standards listed in Section 7-8-102 above, except as specifically modified by the Planning Commission as provided herein. The Planning Commission may allow as a conditional use increases in intensity of a home occupation, as follows:

(4) Feeder animal breeding may be located within an accessory building or garage under the following conditions:

1. The business must be conducted with in an existing structure on the premises and can not be constructed primarily for the business.
2. The facility must be located within an existing legal/conforming enclosed structure. A new structure can not be constructed primarily for the business. If an attached garage is to be used, it must be a 3 car garage minimum. The facility may not be located in a carport, patio, breezeway, or any part of the yard space.
3. This use can not displace the minimum required parking for the residence.
4. Shall not be located in the front yard and must be setback at least 10' from the side and rear property lines.
5. There shall be no signage on the home or vehicles advertising this use.
6. All animals must remain indoors and all facilities, trays and caging must be properly secured to prevent ingress from wild animals and egress from breeder animals.
7. There shall be no sounds, odors or other signs of animals detected outside of the facility.
8. Must have active traps at all times.
9. Breeders shall not exceed 5 pounds.
10. Feeders must be removed from the property before they reach 3 months of age.
11. All waste must be contained and disposed of properly.
12. Breeder Ratio:
 - Rats: 1 male to 3 females
 - Mice: 1 male to 5 females
13. Animals must be observed and monitored daily. If an automatic watering system is used, it shall be checked daily to insure that it is operating correctly.
14. Food must be kept in vermin/contamination proof containers.
15. Newly acquired animals must be quarantined for at least 4 weeks before they are introduced to the existing population.
16. Sick or injured animals shall be isolated from the healthy animals.
17. Housing cages and trays shall be constructed of a durable, smooth, non-porous material that is easily cleaned (i.e., plastic or metal) and shall not be constructed of wood.
18. Housing cages, trays and bedding must be sanitized and changed at least twice a week and they may not be constructed of wood.
19. Sufficient air exchange shall be provided to prevent buildup of odors and ammonia. Air changes per hour shall be at least 14.
20. Housing areas shall be temperature controlled to avoid excessive heat and cold.
21. Facility floors, cage floors, and racks shall be maintained to limit accumulation of dust, bedding, food particles and animal waste.
22. Subject to at least one annual inspection from the West Valley City Animal Control Department.
23. Must meet the requirements of all effected agencies including but not limited to the Salt Lake Valley Health Department and the Humane Society of UT.
24. The Planning Commission may attach additional requirements and restrictions as necessary.